



City of Los Altos

Kitchen Remodel/Upgrades

Telephone: (650) 947-2752 Inspection Line: (650) 947-2754

Revised Permitting and Submittal Hours (M-W-TH) 7:30am – 11:30am & 1:00pm – 4:00p.m

(T) 8:30am – 11:30 am & 1:00pm– 4:00pm

(F) 8:00am-11:30am & 1:00pm – 3:00pm

We will be closed on alternate Fridays beginning 7/7/18

Three (3) sets of plans shall be submitted for review and approval for code compliance by the City Building Inspector. One set is retained for city records, one set is sent to Santa Clara County Assessor, and one set is returned to the applicant to be used for construction and shall be made available at each and every inspection request.

- 1.) Plans do not have to be prepared by a registered design professional, but shall be drawn to a professional type quality showing floor plan, fixtures, wall legend, and a note that all work shall meet current applicable codes. **Note:** During plan check the plans examiner may determine that structural changes require calculations from a licensed architect or engineer.
- 2.) Floor plan wall legend shall show existing, proposed, and removed walls. If wall changes are extensive provide separate plan sheets for demolition and proposed.
- 3.) Kitchen remodel/upgrades require that all electrical wiring circuits, lighting efficiency, gas pipe demand, and plumbing installations meet current California Code requirements.

List the following requirements on plans:

Electrical Requirements:

- a.) Dedicated circuits from main or sub panel to appliances (dish, disposal, microwave, etc.). Main or sub panel upgrades shall be listed on permit.
- b.) (2) 20 amp small appliance branch circuits at counter tops greater than 12" in width and so that no point along the wall line is greater than 24" to any outlet. Peninsular counter spaces and islands require at least one outlet. All kitchen counter top outlets shall be GFCI protected.
- c.) California Energy Code (T-24, Part 6) dictates all lighting for homes and businesses. Switches shall permit luminaires to be manually turned on and off. Under cabinet lighting must be switched separately from other lighting. Recessed down lighting in ceilings shall have pin based luminaires, and be I.C./A.T. rated. All other lighting shall be high efficacy and JA8 certified. Pantries over 70% shall have high efficacy lighting and either dimmer or vacancy lighting controls.

Plumbing Requirements:

- a.) New gas piping shall be sized per California Plumbing Code T1216.2(1). Provide line diagram showing the distance of each section from meter to appliance and appliance Btu rating per manufacturer. Gas piping requires a 10psi test for 15 minutes. CSST shall be sized per T1216.2(14). Sizing based on C.P.C. T-12-19.
- b.) Dishwashers are required to be protected from cross contamination thru an approved air gap 1" above sink flood rim, regardless of manufacturer's suggested installation.
- c.) Island plumbing shall be in accordance with C.P.C.

Mechanical Requirement:

- a.) Downdraft range exhaust duct shall be smooth wall and terminate at the exterior of the building. Ducts shall be sealed with UL181A tape. Exhaust ducts shall be equipped with backdraft damper.
 - b.) Range hoods shall be sized per the manufacturer's specifications for the appliance served and cabinets shall meet all clearances horizontally and vertically as per listing.
- 4.) Demolition may begin **after** plans have been reviewed, approved, and permit fees have been paid. Permit fees are based on the valuation of work being done as indicated on the application. Permit application, fee schedules, allowed construction hours, and permitted dumpster debris box information are available through the Building Division at City Hall.
- 5.) Inspections can typically be arranged within one or two days advanced notice and are required before concealment of any framing, electrical, plumbing, or duct work. The combination of all the above mentioned trades shall be done at the same time. Additional inspections are required for exterior waterproofing/lath, sheetrock, and a final gas test after concealment, but prior to appliance connection. Requests for an inspection prior to work being ready may result in a re-inspection fee due prior to the next inspection request and may delay the inspection scheduling process. Final inspection is required by the City of Los Altos and per the California Building Code.

California Building code prohibits any work intended to enlarge, alter, repair, move, demolish, or convert a building/structure or to erect, install, alter, repair, remove, or replace any electrical, gas, mechanical, or plumbing system without first applying and obtaining related permits.